

CHAPTER 3 Project Description

3.1 PROJECT LOCATION

The Village at Bella Terra project (proposed project) is located at 7777 Edinger Ave in the northern portion of the City of Huntington Beach in western Orange County, California. Figure 3-1 (Project Vicinity and Regional Location Map) illustrates the project site's regional location and vicinity. The proposed project is located on a developed 15.85-acre (690,426-square-foot [sf]) site bordered by Center Avenue to the north, Edinger Avenue to the south, the existing Bella Terra Mall to the east, and the Union Pacific Railroad (UPRR) right-of-way and commercial properties to the west.

3.2 EXISTING PROJECT SITE

Existing characteristics of the project site are summarized in Table 3-1 (Summary of Existing Site Characteristics). Land uses of the project site and surrounding area are shown on Figure 3-2 (Project Site and Surrounding Land Uses). An aerial photo of the site is provided in Figure 3-3 (Aerial Overview).

Table 3-1 Summary of Existing Site Characteristics	
<i>Component</i>	<i>Relevant Information</i>
Applicant/ Property Owner	BTDJM Phase II Associates, LLC
Assessor's Parcel Number (APN)	142-073-26
Site Area	15.85 acres (690,426 sf), after a future lot line adjustment
Existing Land Use	Vacant Retail/Auto Service
Topography	Flat
Zoning Designation	SP-13 (Specific Plan 13)
General Plan Designations	CR-F2-sp-mu (F9)—Regional Commercial-0.5 floor area ratio (FAR)-Specific Plan Overlay-Mixed Use Overlay

The project site is currently developed for retail and auto service use. A vacant 190,100 sf retail building, formerly occupied by a Montgomery Ward department store, occupies the central portion of the project site. This building was originally an anchor tenant of the former Huntington Center. A vacant 18,600 sf auto repair facility associated with the Montgomery Ward store is located on the southwestern portion of the project site. Both developments were vacated in 2001.

The project site and surrounding vicinity is generally flat with no pronounced highs or lows. The site contains minimal landscaping in the form of trees and shrubs.



3.2.1 Surrounding Land Uses

Figure 3-2 illustrates the surrounding land uses. A mixture of commercial, office, hotel, and residential uses are located to the north/northeast of the project site. The Old World Village, a Bavarian-themed shopping, dining, and entertainment center, is located north of the project site across Center Avenue. Seawind Village, a multi-family apartment development is further to the north along Huntington Village Lane. The Towers at Bella Terra (formerly called One Pacific Plaza), a 400,000 sf office development, and Hotel Huntington Beach, a 224-room hotel development, are located to the northeast between Center Avenue and I-405. The Bella Terra Mall (Phase I) is located directly adjacent to the project site to the east. The mall contains approximately 694,422 sf of commercial/retail space and is anchored by Kohl's Department Store and a 20-screen Theater Complex. In addition to the retail establishments, the mall features two public art sculptures, an entertainment plaza with open-air amphitheater, and an open-space plaza.

Commercial and office development is located to the south of the project site across Edinger Avenue, with single-family residential units located further to the south. The College Country Center, a shopping center containing approximately 60,000 square feet of retail and office space, is located to the west of the project site on the opposite side of the UPRR tracks just south of Center Avenue. The Ripcurl Project, a mixed-use residential and commercial project containing approximately 440 residential units and 10,000 sf of retail space is currently proposed on the College Country Center site. A small site with two transmission towers also abuts the northwest corner of the project site. The transmission towers are owned and operated by Southern California Edison (SCE).

A former Levitz furniture store, consisting of approximately 230,000 sf of retail showroom and distribution space and 331 parking stalls on 11.7 acres, is also located to the west of the project site on the opposite side of the UPRR tracks, immediately south of The Ripcurl proposed project site and along Edinger Avenue. Golden West College, an educational institution consisting of 14,000 students and staff, is located further to the west across Gothard Street.

3.2.2 Existing General Plan/Zoning Designations

The project site has a General Plan Land Use designation of CR-F2-sp-mu-(F9) (Regional Commercial). The F2 designation permits a floor-to-area ratio (FAR) of 0.5 for commercial uses while the F9 designation permits a maximum overall FAR of 1.5, with a commercial FAR of 0.5 and 25 residential units per net acre for vertically integrated mixed-use projects consisting of commercial and residential components. Concerning the overlay designations, the specific plan (sp) overlay designation requires that a Specific Plan be formulated for large scale, mixed-use multi-phased projects while the mixed-use (mu) overlay designation permits development of residential uses in conjunction with the underlying commercial designation. Given that the cumulative total of commercial area FAR and residential density cannot exceed the total building area FAR of 1.5, the current designations permit a maximum mixed-use development of 396 residential units or 690,426 residential sf and 345,213 commercial sf for a total building area of 1,035,639 sf.



FIGURE 3-3
Aerial Overview

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The Village at Bella Terra

The project site currently has a zoning designation of SP-13 (Specific Plan 13). The purposes of the SP-13 designation are (1) to implement the City of Huntington Beach General Plan by presenting more detailed direction for future development and (2) to establish the planning concept, design theme, development regulations, and administrative procedures necessary to achieve an orderly and compatible development of the project area. The overall intent of the SP-13 designation is to establish a visitor serving, regional-commercial shopping setting and achieve a high quality in retail and entertainment design. The SP-13 designation does not currently permit residential or mixed uses.

3.3 PROJECT BACKGROUND

The vacant Montgomery Wards building and associated auto repair facility formerly anchored the Huntington Center Mall. The mall was originally built in 1967 and was one of the first enclosed shopping malls in Southern California. Years later, Westminster Mall, in the City of Westminster, and South Coast Plaza, in the City of Costa Mesa, opened and drew many customers away from the Huntington Center Mall. By the mid-1990s the mall was almost completely vacant.

In 2003, the Huntington Center Mall was demolished to make way for the new Bella Terra Mall. Although many of the tenants had opened in 2005, the mall officially opened in September 2006. The portion of the mall that opened in 2006 is referred to as Phase I of the Bella Terra development. The proposed Village at Bella Terra is referred to as Phase II of the development and would complete the transformation of the previously vacant site.

In September 2006, the City began a revitalization study for the Beach Boulevard and Edinger Avenue corridors. The purpose of the study is to determine and implement a clear vision for growth and change along Beach Boulevard and Edinger Avenue. Specifically, the study will provide specifications to guide land use and development intensity, site layout, building design, site landscaping, and signage. These standards will then be used to draft a Specific Plan for the Beach Boulevard and Edinger Avenue corridor. Mixed-use and residential projects are currently being contemplated for inclusion in the Specific Plan for the Edinger corridor area. The proposed project is being studied concurrently with the revitalization study to ensure its compatibility with the proposed Specific Plan.

3.4 PROJECT CHARACTERISTICS

The proposed project consists of a General Plan Amendment No. 07-01 (GPA) and Zoning Text Amendment No. 07-02 (ZTA) that would facilitate the development of a mixed-use project. In particular, the General Plan would be amended as follows:

- Allow horizontally integrated mixed-use in addition to the currently allowed vertical mixed-use.
- Increase the allowable residential density from the currently allowed 25 dwelling units per acre (du/ac) up to a maximum 45 du/ac (with limitations specified below).
- Increase the allowable commercial floor area ratio (FAR) from the current 0.5 to a maximum 0.6 commercial FAR (with limitations specified below).

- Increase the allowable total building FAR from the current 1.5 to 1.75 maximum FAR.
- Increase the maximum number of stories from the currently allowed maximum of four stories to six stories on a majority of the project site, up to a maximum of ten stories on a portion of the site.

The proposed General Plan designation would be CR-F2-sp-mu (F14). The newly established F14 FAR category would specify an overall maximum mixed use building area FAR of 1.75. The maximum commercial development and residential density would be limited to only one of the following development combinations on the project site. The new General Plan development potential (established by one of the two following combinations) would be established in both the Land Use Density and Intensity Schedule and General Plan Subarea 5a:

- **Option 1 (Increased Residential).** Maximum total building area FAR of 1.75, commercial FAR of 0.2, and 45 du/ac, which would permit a maximum of 713 residential units and 138,085 sf of commercial uses. Compared to the existing General Plan designation, this GPA would represent an overall square footage increase of 172,606, through a decrease in commercial-only building area of 207,128 sf, and an increase of 317 residential units; *or*
- **Option 2 (Increased Commercial).** Maximum total building area floor area ratio of 1.75, commercial FAR of 0.6, and 34 du/ac, which would permit a maximum of 538 residential units and 414,255 sf of commercial uses. Compared to the existing General Plan designation, this GPA would represent an overall square footage increase of 172,606, through an increase in commercial-only building area of 69,042 sf, and an increase of 142 residential units.

These two options represent the overall development scenarios that could occur under the proposed project; however, only one option would ultimately be approved. Both of these potential development combinations result in a maximum total building area FAR of 1.75 or 1,208,245 sf of total commercial and residential development, which is an increase in overall square footage (by approximately 172,606 sf) compared to what is currently allowed on site. The primary difference between the two options is the ratio of residential and commercial uses. Under the proposed project, Option 1 would represent an increase in residential uses and Option 2 would represent an increase in commercial uses. Approval of either option would satisfy the proposed changes to the General Plan to allow a mixed-use development, as outlined above.

The associated ZTA would amend SP-13 to allow residential uses and establish residential design and development standards. In addition, the development standards for commercial uses, including but not limited to parking, setbacks, and building height will be evaluated within the Specific Plan.

3.4.1 Project Summary

Implementation of the proposed project would result in a GPA to allow horizontally integrated mixed-use in addition to the currently allowed vertical mixed-use, to increase the total mixed use building FAR from 1.5 to 1.75 allowing an additional 172,606 sf beyond the 1,035,639 sf that is currently allowed. Within this total building square footage limitation, the maximum residential density would increase from 25 du/ac to 45 du/ac. This increase would allow a maximum of 317 additional units on the site beyond the 396 units that are currently allowed.

The GPA would be structured such that under the maximum residential density scenario, the maximum amount of permitted commercial square footage would decrease from 345,213 sf to 138,085 sf. Conversely, if a smaller residential density is chosen, the maximum amount of commercial square footage that could be built would increase from 345,213 sf to 414,255 sf. The GPA would also increase the maximum number of stories from the currently allowed maximum of four stories to 10 stories.

Concurrently, a ZTA would be required to allow residential uses and establish residential design and development standards in Specific Plan No. 13. Both the GPA and ZTA are subject to approval by the Planning Commission and City Council.

3.5 CONCEPTUAL PLANS

For illustrative purposes, the Applicant has developed two conceptual plans in conformance with the development parameters of the proposed GPA and ZTA. While not part of the proposed project, the conceptual plans illustrate options for implementation of the two GPA/ZTA Options. Similar to the proposed project, these conceptual plans would consist of either additional residential units (Village Option A), which is representative of implementing GPA/ZTA Option 1, or additional commercial uses in the form of a hotel (Village Option B), which is representative of implementing GPA/ZTA Option 2.

The following discussion presents the conceptual plans that could occur under adoption of each of the proposed GPA and ZTA. Due to the site plan layout, the conceptual plans include less overall development than what would be permitted under the proposed project GPA/ZTA options. Table 3-2 (Conceptual Plan Development Scenarios) presents the maximum development potential under each conceptual scenario. Figure 3-4 (Conceptual Site Plan—Proposed Project) provides a conceptual ground floor site plan for the proposed project, and depicts the location of the blocks, parking, open space areas, and access to the project site.

Table 3-2 Conceptual Plan Development Scenarios				
<i>Development Options</i>	<i>Residential</i>	<i>Retail Commercial</i>	<i>Hotel Rooms</i>	<i>Total Square Footage</i>
Village Option A—Additional Residential Units	700 du (980,263 sf)	136,910 sf	0	1,117,173 sf
Village Option B—Hotel	538 du (747,126 sf)	136,910 sf	162 rooms (233,137 sf)	1,117,173 sf

These options represent the Applicant's effort at identifying the overall development scenarios that could occur on-site under each of the two GPA/ZTA Options. However, with the proposed General Plan limitations, only one scenario would ultimately be developed.

3.5.1 Village Option A—Additional Residential Units

Village Option A is a 1,117,173 sf horizontal and vertical mixed use residential and commercial development. The residential component of this option would consist of approximately 700 units at a density of 45 units per net acre. A majority of the development would be located in building blocks ranging in height from four to six stories; however, a portion of the residential development would be permitted up to ten stories in height. The ten-story section of the development would likely be located in

the northern portion of the project site, within Blocks 5a and 5b (as shown on Figure 3-4.) The commercial component of this plan would consist of approximately 136,910 sf of retail uses.

3.5.2 Village Option B—Hotel

Development permitted under Village Option B would also permit 1,117,173 sf horizontal and vertical mixed use residential and commercial development. However, this option would have reduced residential uses in favor of increased commercial uses. Specifically, the residential component would consist of approximately 538 units (approximately 162 fewer than Option A) at a density of 34 units per net acre. The commercial component would include approximately 136,910 sf of retail uses and a 165-room hotel (233,137 sf). For purposes of the analysis, the hotel uses are counted towards commercial uses, which would increase the total to approximately 370,047 sf, which is more than double that proposed under Option A. The hotel development would be up to 10 stories in height, and would likely be located on the northern portion of the project site, within Blocks 5a and 5b.

3.5.3 Comparison of Conceptual Plans

Both village options would have a similar mix of residential units that consist of approximately five percent studio units, 30 percent one-bedroom units, 55 percent two-bedroom units, and 10 percent three-bedroom units. Similarly, potential businesses under either Conceptual Plan are anticipated to include a market and general retail stores. Based on a retail employment factor of 3.0 employees per 1,000 sf, the retail commercial component of each development scenario would generate approximately 411 new full-time employment positions. In addition, Village Option B would include 162 hotel rooms. It is expected that the hotel would include typical amenities such as meeting rooms, a café restaurant, swimming pool, open space, fitness center, and spa. Based on a hotel employment factor of 0.80 employees per room, Village Option B would generate an additional 130 employees. Therefore, depending on the development option that is approved, the increase in employment would range between approximately 411 and 541 new jobs.

A majority of development would be located in building blocks from four to six stories high; however, the northern portion of the project site (within Blocks 5a and 5b) would allow development to be at a maximum of 10 stories in height. Both village options would include the same amount of retail commercial uses. The difference in overall square footage would be made up through additional residential units under Village Option A, and through additional commercial square footage (in the form of a 165-room hotel) under Village Option B.

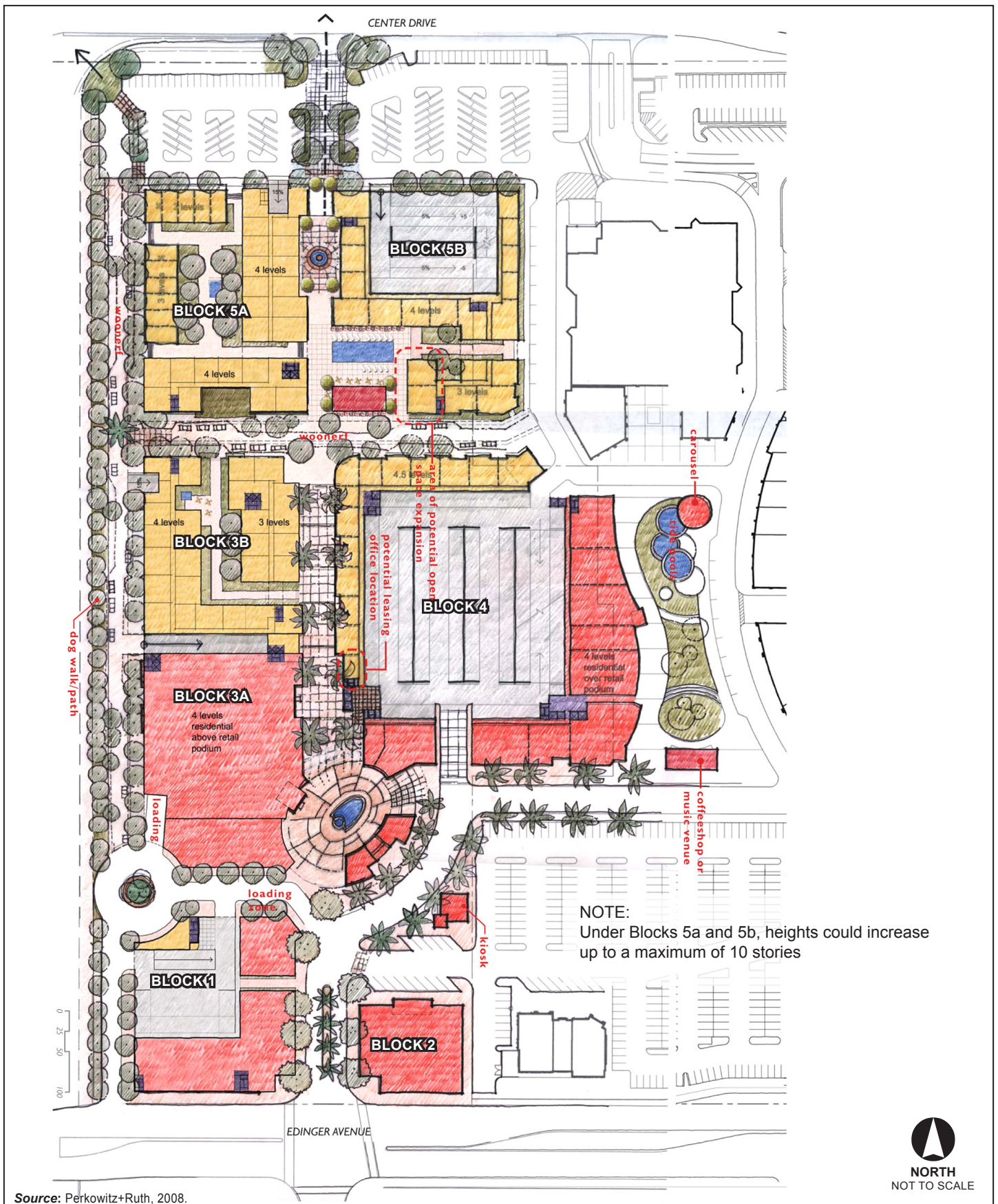


FIGURE 3-4
Conceptual Site Plan – Proposed Project

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The Village at Bella Terra

3.5.4 Vehicular Access, Circulation, and Parking

■ Off-Site Vehicular Access

Edinger Avenue is located immediately south of the project site and is designated by the City of Huntington Beach General Plan Circulation Element as a major arterial street. An existing access driveway along Edinger Avenue would provide ingress/egress to the new commercial and residential parking component. In addition, a new right in/right out driveway would also be located along Edinger Avenue to the west of the existing access driveway.

Center Avenue is located immediately north of the project site and is designated by the City of Huntington Beach General Plan Circulation Element as a collector arterial street. An existing access driveway along Center Avenue would provide ingress/egress to both the residential component and commercial components of the project site.

■ On-Site Vehicular Circulation and Parking

As described above, access to the project site would be provided along Edinger Avenue and Center Avenue. Internal access within the project site would be provided by two drive aisles, one aisle traversing the site from east to west and another aisle traversing the western border of the site from north to south. The drive aisle traversing the western border of the project site would also double as an emergency access lane. The amount of parking would be determined by a shared parking study, which would ensure adequate parking for the mix of uses proposed.

3.5.5 Construction Scenario

Pending approval of the proposed GPA/ZTA Options and subsequent approval of a Site Plan Review and Tentative Tract Map, construction of one of the associated conceptual plans is anticipated to begin in the first quarter of 2009 and is estimated to take 41 months to complete. No more than two acres would be disturbed at any one period of time by earth moving equipment. Construction activities would generally involve five stages: (1) abatement and demolition, (2) excavation and shoring, (3) trenching, (4) construction (which includes pile driving and building and parking construction), and (5) final coating along with landscaping improvements and paving activities.

Abatement and demolition activities would occur over the first four months, followed by import, grading, and excavation activities for an additional two months. It is anticipated that approximately 11,860 cubic yards of soil would be imported. Grading is expected to consist of cut and fill operations of approximately 15,350 cubic yards and 27,210 cubic yards of soil, respectively, that would be balanced on site. The project includes excavation of (1) two semi-subterranean parking garages on the north part of the site and (2) fill soil to raise the proposed habitable structures approximately 2 feet above existing grade to comply with floodplain requirements. After grading and excavation activities are completed, construction of wet and dry utilities would commence, and construction of curbs and gutters would follow. Construction of the residential and commercial uses within Blocks 1 through 5 would occur

simultaneously. It is anticipated that construction would be completed in 2012; however, full project occupancy is not anticipated to occur until 2014.

3.6 PROJECT OBJECTIVES

The objectives of the proposed project, as identified by the City, are as follows:

- Implement the policies and development standards of the City General Plan and The Crossings Specific Plan.
- Assist in the implementation of the Redevelopment Plan.
- Enhance the Edinger Corridor as a destination for visitors by expanding hotel, retail, and entertainment opportunities.
- Create a development compatible with and sensitive to the existing land uses in the project area.
- Expand residential opportunities in the Edinger Corridor to provide a greater number and variety of housing options and a stronger base for the commercial sector of the Edinger Corridor.
- Ensure the proposed residential development complies with the City's affordable housing requirements and includes an affordable housing component.
- Enhance the community image of Huntington Beach through the design and construction of high quality, state-of-the-art development.
- Ensure adequate utility infrastructure and public services for new development and that the timing and funding of improvements is closely correlated with development phasing.
- Mitigate environmental impacts to the greatest extent possible.

The Applicant's objectives for proposed Village at Bella Terra are as follows:

- **Housing:** Provide an economically viable mixed use residential element to Bella Terra in order to assist the city in meeting its housing goals and to expand the client base for retail and restaurant uses at Bella Terra.
- **Economic Growth and Employment:** Provide: (a) economic growth opportunities for the community through development of the project dining/retail/entertainment center, consistent with the City's General Plan goals; (b) additional employment opportunities for local and area residents through the commercial, residential, and retail uses on site; and (c) high density residential to support the commercial components of Bella Terra.
- **Neighborhood Identity:** Reinforce the neighborhood identity of Bella Terra and the Towers at Bella Terra through project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatment, and roadway design.
- **Commercial Phasing and Residential Density:** Maintain ability to build commercial and residential area in phases to provide a population base to help support the commercial, residential, and office uses consistent with the purpose of Bella Terra.
- **Pedestrian Access:** Implement a means of pedestrian access through the project via onsite paths consistent with the Specific Plan objectives.

- **Traffic Improvements:** Enhance project circulation and the surrounding roadway system by providing efficient vehicular access through the site and connecting the site to the surrounding existing roadway network.

3.7 INTENDED USES OF THIS EIR

This EIR has been prepared to analyze environmental impacts associated with the planning, construction, and operation of the proposed project and also to address appropriate and feasible mitigation measures or project alternatives that would minimize or eliminate these impacts. This document is intended to serve as an informational document. Additionally, this EIR will provide the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of the proposed project.

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the proposed project. In a practical sense, EIRs function as a technique for fact-finding, allowing an applicant, concerned citizens, agency staff, and decision makers an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

3.8 PROPOSED PROJECT ALTERNATIVES

In accordance with Section 15126.6 of the CEQA Guidelines, alternatives to the proposed GPA/ZTA are analyzed. Detailed information is provided in Section 6.0 of this EIR. A total of three alternatives were identified that would feasibly attain most of the basic project objectives while avoiding or substantially lessening some of the significant effects of the project that were analyzed. An environmentally superior alternative is also identified. These alternatives include the following:

- No Project/No Development
- No Project/Reasonably Foreseeable Development (Current General Plan)
- Reduced GPA/ZTA Alternative

3.9 PUBLIC ACTIONS AND APPROVALS REQUIRED

The City of Huntington Beach is the Lead Agency for the project and has discretionary authority over the project and project approvals. The City's project approvals include certification of the EIR for the proposed project, as well as adoption of one of the GPA and ZTA Options. This EIR is intended as a Program EIR; however, project-level detail in the form of the conceptual plans is provided, where applicable. Specific development proposals made for the project site would be subject to separate environmental clearance/review. However, if the Applicant chooses in the future to go forward with one

of the identified conceptual plans, details of those proposals will have been included in this document to streamline such review.

This EIR serves as the required environmental documentation for the following discretionary approvals that are required to implement the proposed project:

- **GPA No. 07-01**—Amendment to the General Plan Land Use designation from the current CR-F2-sp-mu (F9) designation to the CR-F2-sp-mu (F14) designation. The new GP designation would allow horizontally integrated mixed-use, increase the allowable residential density and commercial FAR, and would increase the maximum number of stories permitted from four up to ten. The newly established F14 FAR would specify an overall maximum mixed use building area FAR of 1.75. The maximum commercial development and residential density would be limited to one of the development scenarios described in Section 3.4.
- **ZTA No. 07-02**—Amendment of the current SP-13 (Specific Plan 13) designation to allow residential uses and establish design and development standards.

Although not required to implement the proposed project, the Applicant has submitted the following entitlement request:

- **Development Agreement (DA)**—To enter into a development agreement with the City as requested by the Applicant.

Although not submitted at this time, the following entitlements would be required to implement the proposed GPA and ZTA and to develop the subject property:

- **A Site Plan Review (SPR)**—To allow development of the residential and commercial uses. The SPR is subject to approval by the Planning Director.
- **Tentative Tract Map (TTM)**—To subdivide the property for the purposes of sale, lease, or finance. The TTM is subject to approval by the Planning Commission, unless the ZTA amendments to SP13 allow approval by the Planning Director and City Engineer.

3.9.1 State and Local Agencies

In addition to the City of Huntington Beach (the Lead Agency), there are also federal, regional, and state agencies that have discretionary or appellate authority over the project and/or specific aspects of the project. The responsible agencies will also rely on this EIR when acting on such projects. Those federal, State, or local agencies that would rely upon the information contained in this EIR when considering approval include, but are not necessarily limited to, the following:

- California Regional Water Quality Control Board (Permit for dewatering during construction; and National Pollutant Discharge Elimination System [NPDES] permit)
- State Water Resources Control Board (General Construction Activity Stormwater Permit)
- Orange County Sanitation District—Wastewater service
- Caltrans

3.10 CUMULATIVE DEVELOPMENT SCENARIO

Section 15355 of the CEQA Guidelines defines “cumulative impacts” as “two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts.” In general, these impacts occur in conjunction with other related developments whose impacts might compound or interrelate with those of the project under review.

In order to analyze the cumulative impacts of the project in combination with existing development and other expected future growth, the amount and location of growth expected to occur (in addition to the proposed project) must be considered. As stated in Section 15130(b) of the CEQA Guidelines, this reasonably foreseeable growth may be based on either of the following, or a combination thereof:

- A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency, or
- A summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions.

For the purposes of this EIR, the potential cumulative effects of the proposed project are based upon a list of projects identified by the City and neighboring jurisdictions, as well as build-out of the General Plan or other criteria, depending upon the specific impact being analyzed. The list of related projects within the vicinity of the proposed project is provided in Table 3-3 (Cumulative Projects).

Table 3-3 Cumulative Projects			
No.	Project Name	Major Project Features	Project Status
Projects Located within One Mile of Project Site			
1	Golden West College Master Plan	This project consists of an extensive improvement and building program to meet increasing enrollment needs and to update technology and outdated infrastructure. The project will include the renovation of older buildings, re-using existing buildings and the construction of new buildings, landscaping, and infrastructure.	A Program Environmental Impact Report has been circulated.
2	The Ripcurl Mixed Use Project	A mixed use project proposed at the southeast corner of Gothard Street and Center Avenue. The project consists of 10,000 to 15,000 sq. ft. of commercial uses on the ground floor and 440 residential units above the ground floor (five stories).	The project is under review by the Planning Department.
3	Beach/Edinger Corridor Study	The City of Huntington Beach is beginning work on a new vision and new zoning for properties along Beach Boulevard and Edinger Avenue. The study will assess development opportunities for the Beach Boulevard/Edinger Avenue corridor. Specifications to guide land use and development intensity, site layout, building design, site landscaping, and signage will be detailed in the Specific Plan. Land use and development standards will be drafted to replace pre-existing zoning regulations and to assist the community to more effectively attract investment and improve the evolving image and identity of the City in these areas. Future development along the Specific Plan area is envisioned differently along different portions of the corridor; therefore, the Specific Plan area has been divided into five informal “districts.” Additionally, four specific projects located within the Specific Plan area boundaries are analyzed at project-level detail within the Specific Plan EIR. Overall, the Specific Plan would allow for the addition of up to approximately 6,400 dwelling units, 874,600 sf of retail, 350 hotel rooms, and 112,000 sf of office uses.	Community meetings are underway, the Specific Plan is being drafted, and preliminary environmental analysis has begun.

Table 3-3 Cumulative Projects

No.	Project Name	Major Project Features	Project Status
4	CVS Pharmacy	Construction of a new 12,900 sf drive-through pharmacy at the southeast corner of Goldenwest St. and McFadden Ave.	The project is under review by the Planning Department.
5	Seawind Village Apartments	Addition of 10 residential units to a 277-unit apartment complex and construction of a 7,500 sf clubhouse/recreation center at 15555 Huntington Village Drive, on the west side of Huntington Village Drive, north of Center Avenue.	The project is under review by the Planning Department.
6	Heil Widening	The project will construct the street improvements necessary to widen the north side of Heil Avenue between Silver Lane and Beach Boulevard to its full 80-foot secondary arterial street width. Currently, this segment of Heil Avenue provides one through-lane in each direction, bike lanes, and a striped median. The widened street section will provide one additional through-lane in each direction. The project includes relocation of existing utility poles and the construction of new asphalt pavement, concrete curb, gutter, sidewalk, street lights, and the installation of 24" box parkway trees. An 8-foot-high wall will also be constructed along the proposed northerly right-of-way.	Construction is anticipated to begin Fall 2008.
7	Irby Park Urban Runoff Treatment Project	This project will divert dry weather urban runoff from two local storm drain pump stations for natural treatment in an effort to protect and improve the water quality of the downstream receiving waters. The treated urban runoff will be used for groundwater recharge, park restoration, habitat enhancement, and potential irrigation. The project will be incorporated into the currently undeveloped portion of Irby Park, located southeast of Edwards Street and Heil Avenue.	A formal application for Environmental Assessment is anticipated for submittal in Summer 2008.

Projects Located Within the City of Westminster

8	Self-Storage Retail Center	Develop a new 135,100 sf self-storage and 6,777 sf retail center at the northeast corner of Beach Blvd. and Edinger Ave.	This project has been approved and the site is being graded.
9	Rezone on Moran Street	Rezone of all M (Industrial) and CM-1 (Commercial-Industrial) properties along Moran Street and Weststate Street, South of Bolsa, North of Bishop to C2 (Community Business).	This project is currently under Review by the City of Westminster
10	Moran Street Senior Condos	Develop 144 Senior Condos at 15088-15238 Moran Street.	The project has been approved and is currently in plan check.

Projects Located Further Than One Mile of Project Site

11	Gun Range	The City will prepare an EIR for clean-up and reuse of the site located in Central Park east of the Sports Complex.	An EIR is currently underway.
12	Senior Center	Construction of a new 45,000 sf senior center and associated parking at southwest corner of Goldenwest Street and Talbert Avenue.	Entitlements have been approved.
13	Talbert Lake Water Quality Project	The Talbert Lake Diversion Project would divert up to 3 million gallons per day of urban runoff from the East Garden Grove Wintersburg Channel, through pre-treatment devices, and into a 15-acre area in Central Park for treatment to remove pollutants, thereby significantly reducing pollutant loading to the coastal receiving waters. Project components will include a channel diversion structure, pump station, control system, existing pipeline inspection and rehabilitation, additional conveyance piping, pretreatment, Natural Treatment Systems, Talbert Lake rehabilitation, groundwater recharge enhancements, educational exhibit, and monitoring.	An environmental assessment is currently underway.

Table 3-3 Cumulative Projects

No.	Project Name	Major Project Features	Project Status
14	Brightwater Annexation	The Brightwater residential project consists of 349 single-family units on 105.3 acres of the upper bench portion of Bolsa Chica. The property is currently in unincorporated Orange County but the City is in the process of annexing the property.	The project is under construction and annexation has begun in phases.
15	Parkside Estates	A 170-unit single-family residential project with 14.4 acres of proposed park/open space located on 50 acres on the west side of Graham Street, south of Warner Avenue.	The project has been approved by the City Council and is under consideration by the Coastal Commission.
16	Toyota Dealership	This project, located on Beach Boulevard north of Garfield Avenue, involves the replacement of the existing vehicle sales and service building and improvements with a new 39,500 sf vehicle sales and service building and an attached five-level parking structure. When complete, the new facility will provide capacity for up to 465 vehicles.	Construction has been completed.
17	Ocean Breeze Plaza	The project, located at northwest corner of Beach Boulevard and Ronald Drive, involves the construction of a new two-story 9,544 sf multi-tenant retail/office building.	The project has been approved and is in plan check.
18	Plaza Buccella Townhomes	The project involves the construction of a five-unit residential project located at 16861 Lynn Street, on the west side of Lynn Street, north of Warner Avenue.	The project is on hold at the Applicant's request.
19	Rainbow Disposal	Master plan for Rainbow to expand the existing Material Recovery Facility (MRF) and Transfer Station from the current 2,800 tons per day (TPD) to 4,000 TPD. These new buildings and operations would enable Rainbow to continue to process curbside recyclables, construction and demolition (C&D) debris, greenwaste, and commercial municipal solid waste (MSW), and to do so while improving environmental conditions around the facility as compared to current operations.	An environmental assessment is currently underway.
20	Pearce St. Subdivision	Fourteen-unit subdivision on Pearce Street.	This project is on hold at the Applicant's request.
21	Bayview Residential Development	The project involves the construction of a fifteen-unit residential project and a twenty-seven-boat slip marina at 3901 Warner Avenue (former Percy Dock).	The project is under review by the Planning Department.
22	Longs Drugs	The project involves the construction of an 8,800 sf drugstore with a drive-through pharmacy at 17725 Beach Boulevard, at the NWC of Beach Boulevard and Newman Avenue.	The project is under review by the Planning Department.
23	Fein Medical Office Building	The project involves the construction of a 6,480 sf medical office building at 7922 Liberty Avenue, on the south side of Liberty Avenue, west of Beach Boulevard.	The project is under review by the Planning Department.

SOURCE: City of Huntington Beach. Written communication from Jane James, May 16, 2008.

3.11 REFERENCES

Huntington Beach, City of. 2007. *City of Huntington Beach Planning Department Newsletter*, June.

